



Department of Development Services
Planning Division
Meeting Minutes of the
Planning & Zoning Commission
(Approved)

SPECIAL MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, DECEMBER 15, 2009

Commissioners Present

Sandra Bobowski
Temple Shannon
John Lupo, Jr.
David Blatt
Edwin Vargas, Jr.

Staff Present

Roger J. O'Brien
Kim Holden
Stephanie Krueel
Jillian Hockenberry

Commissioners Absent

Fran Reale
David Jorgensen, Alternate
Gerry Pleasant, Alternate

I. Site Plan Review

- a. **1250 Albany Avenue-** Construction of a new library. Applicant- City of Hartford. B-4 district.

Ray Sevigny of Sevigny Architects presented a summary of the application. He stated that a resolution had been submitted from the Hartford Public Library's Board of Directors approving the project as well as a letter from the Albany Branch Library Advisory Committee stating their support.

Mr. Sevigny stated that after working on other branches of Hartford Public Library's in the past, he believes that this proposal is appropriate for the neighborhood. He discussed each element of the submitted plans including the site plan, floor plan and elevation drawings.

Mr. Sevigny discussed the design of the exterior of the building as well as the materials that will be used. He stated that red brick will be acquired locally from South Windsor, and blue aluminum panels will be used as an accent color. He stated that yellow panels will project outward from the large windows to be used as sun shields.

Commissioner Bobowski asked how the proposed building will fit with the zoning regulations when combined with the footprint of the existing building.

Mr. Roger O'Brien stated the property is owned by the Hartford Public Library and the Board of Education, and property lines for this project were drawn in a way that correlated

the anticipated campus environment and pedestrian connection. He stated that the Commission should view the project as part of a municipal complex more than a standalone property.

Commissioner Bobowski asked if the proposed library would share parking with the vacant building that used to be Fox Middle School and Mr. O'Brien stated that it would.

Commissioner Lupo, Jr. asked what would be done with the open space left by the existing library that is scheduled to be demolished. Mr. O'Brien stated that it will remain a grassy open space for use as a courtyard or until further developed.

Mr. Sevigny stated that the project is working towards LEED certification. He described that sustainable practices such as heating and cooling under a raised floor, sun shields, large windows, and a white roof will be implemented in order to be energy efficient.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Vargas, Jr., the following resolution was passed:

Whereas, The Planning and Zoning Commission has reviewed the application for the construction of a library at 1250 Albany Avenue; and

Whereas, The property is located in the B-4 district which allows the development of a library; and

Whereas, The submitted design meets all zoning requirements; and

Whereas, The proposal provides adequate landscaping and lighting; and

Whereas, The proposal is contextually sensitive and demonstrates good urban design; Now Therefore, Be It

Resolved: That the Planning and Zoning Commission hereby approves the application for the construction of a library at 1250 Albany Avenue.

Resolved this fifteenth day of December, two thousand nine.

The following Commissioners voted affirmatively: Bobowski, Lupo, Jr., Shannon, Blatt, and Vargas, Jr.

- b. **585 Franklin Avenue**- Construction of a new one-story commercial building.
Applicant- Andrew Magliocco. B-3 district.

Commissioner Bobowski recused herself from the vote and left the room.

Principal Planner Stephanie Krueel presented a summary of the application. She stated that staff made various recommendations to the applicant regarding the proposal and he did not accept any. She stated that staff is therefore recommending denial of the application.

Tim Mulcahey, representing the owner, stated that the applicant would not like to break away from his business model which includes the proposed design and materials. He also stated that he met with the neighborhood group and found that they are in support of the project.

Mr. O'Brien stated that earlier that day the Design Review Board had denied the proposal because it was inconsistent with urban design standards. He also stated that the Planning and Zoning Commission will be presented with a second resolution to approve the proposal with conditions, however the applicant had made it clear that he was not willing to comply with them.

Mr. Mulcahey discussed some of the changes that staff recommended and how they are cost prohibitive.

Al Marotta, representing the neighborhood, stated that it would be best to expedite getting a tenant in order to prevent graffiti and broken glass at the vacant building. He therefore stated that the neighborhood is in support of the project. He also stated that he was in agreement that there are aspects of the façade that should be changed.

David Bobowski, representing the owner of 585 Franklin Avenue, stated that the owner has invested a lot of money into the environmental cleanup of the property. He stated that the property has been on the market for three years and that most inquiries have been regarding auto body tenants. He concluded by saying that a laundromat would be a beneficial service to the neighborhood and that it would rid Franklin Avenue of an auto body use.

Mr. Bobowski stated that the type of block material used for the façade is what the decision comes down to. He questioned the cost difference and whether any façade improvement money could be used.

Mr. O'Brien stated that after trying to work with the applicant, it seems they would like a vote of the Commission. He therefore recommended to the Commission that they deny the application without prejudice so that the applicant could have a chance to come back and submit another application.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Lupo, Jr., the application was denied without prejudice.

All of the Commissioners voted in favor of the motion.

Commissioner Bobowski returned to the meeting.

- c. **990 Wethersfield Avenue**- Amendment to a site plan application to remove an elevator in a building containing 24 residential apartments, 11 of which will be senior housing. Applicant- Rego Realty Corporation.

Jose Reategui, of Rego Realty Corporation, stated that when the Planning and Zoning Commission approved the plans for 990 Wethersfield Avenue, that there was a misunderstanding that an elevator would be located within the building. He stated that the plans showed that there was once an elevator located there but not that it would remain.

Mr. O'Brien read a letter from the South End NRZ stating that they continue to support the project and feel that there is no need for an elevator.

Mr. O'Brien stated that when the application was originally presented, it was made known to the Commission that there was an elevator and the applicant did not show any opposition to that fact. However, when a letter was submitted to the Division of Licenses and Inspections stating that the elevator shown in the plans was a mistake, it had already been approved.

Mr. O'Brien told the applicant that they should tell the Commission why there is no need for an elevator.

The project manager stated that in order for the project to be ADA compliant, that they would need an elevator if the units on the second floor were designated for senior housing. However, because only the units on the first floor will be senior housing, and that adding an elevator would increase the price of their project, there is no need for it. He also stated that because of the way the floor plan is currently laid out, that it would take a lot of extra work to have to add an elevator.

Mr. O'Brien stated that he had received an email from David Panagore, Chief Operating Officer of the City, that the applicant is not supposed to get any permits because he is tax delinquent. The applicant was in disagreement with the statement.

Mr. Reategui stated that he was in agreement to an extension until the January 12, 2010 meeting, however, he was hoping for an answer because the construction is coming to a point where they need to know if an elevator will be required.

Commissioner Blatt stated that he would feel more comfortable seeing revised plans without an elevator before making a decision.

On a motion made by Commissioner Lupo, Jr., and seconded by Commissioner Shannon, the amendment to the site plan application was tabled.

All of the Commissioners voted in favor of the motion.

- d. **427 Main Street, Unit 103**- Zoning determination for a boutique. Applicant- Yseline G. Suarez. RO-1 district.

Chief Staff Planner, Kim Holden, stated that a zoning permit had come in for 427 Main Street proposing to put a boutique in that location however, retail clothing is not allowed in a RO-1 district. She stated that there is a permitted accessory use of retail novelties and gifts for the RO-1 district, and that staff is looking to the Commission to make a determination on whether the shop is appropriately located.

On a motion made by Commissioner Vargas, Jr., and seconded by Commissioner Lupo, Jr., the determination for the permit was approved.

All of the Commissioners voted in favor of the motion.

II. Adjournment

Respectfully submitted,

Roger J. O'Brien, Secretary/Director